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MUNICIPAL & PROPERTY
DIVISION
James P. Gerry
Director

Samuel T. Greene
Assistant Director

Jan 26, 2022

TOWN OF STRATHAM
OFFICE OF SELECTMEN
10 BUNKER HILL AVENUE
STRATHAM, NH 03885

Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Stratham between October 1, 2020 and September 30, 2021. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2021.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Stratham for Tax Year 2021 to be **81.9%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Stratham.

We have also determined the overall equalization assessment - sales ratio for the land, buildings, utilities, and manufactured housing in Stratham for Tax Year 2021 to be **81.8%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings, utilities, and manufactured housing in Stratham.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Stratham's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.

You will be notified of Stratham's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy
Supervisor

James Gerry
Municipal and Property Director

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.



2021 Final Ratio Study Report

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Town Name: Stratham, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2020 through 09-30-2021

Ratios were created using stipulated year assessments.

Summary of Codes Used

| | |
|---|---|
| Group Class: AA - Any & All | Property Codes: 11 = Single Family Home 12 = Multi Family 2-4 Units 14 = Single Res Condo Unit 19 = Unclass/Unk Imp Res 20 = Res Bldg Only 22 = Residential Land 26 = Mixed Use Cmcl/Ind Land 33 = Commercial L&B 35 = Mixed Use Res/Cmcl L&B 44 = Commercial Condo |
| Modifier Codes: 00 = No Modifier Code 70 = Waterfront | Special Codes: 00 = No Special Code |

Indicated Ratio / Weighted Mean

| Year | 2021 | 2020 | 2019 |
|-----------------|------|------|------|
| Indicated Ratio | 81.8 | 95.4 | 98.6 |
| Weighted Mean | 81.8 | 95.4 | 98.6 |

Basic Statistics Section (Not Trimmed)

| Sales In Date Range | Sales Used | Results |
|---|--|---|
| Total: 208 XX Moved: 0 Sales w/PA34: 68 %Sales w/PA34: 32.7% | Total Strata: 208 Sales Used: 177 %Sales Used: 85.1% Sales Used w/PA34: 63 %Sales Used w/PA34: 35.6% | %Mean: 82.5% %Median: 81.9% %WtMean: 81.8% COD (Median): 9.9 PRD: 1.01 Median Selling Price: \$505,000 Median Assessed Value: \$407,500 |

Extended Statistics Section (Trimmed)

| | | | | | | | |
|----------------|------|-------------------|------|-----------------|------|------------------|------|
| Town Code: | 204 | Weighted Mean: | 81.8 | COD: | 9.9 | PRD: | 1.01 |
| Valid Sales: | 177 | Wt.Mean Lo 90%CI: | 80.5 | COD Lo 90%CI: | 9 | PRD Lo 90%CI: | 1.00 |
| Trimmed: | 0 | Wt.Mean Up 90%CI: | 83.2 | COD Up 90%CI: | 11 | PRD Up 90%CI: | 1.02 |
| Untrimmed: | 177 | Median Ratio: | 81.9 | Weighted COD: | 10 | COV: | 12.8 |
| Trim Factor: | 3 | Median Lo 90%CI: | 80 | Med. Abs. Dev.: | 10 | 25th Percentile: | 75.8 |
| Lo Trim Point: | 43.9 | Median Up 90%CI: | 82.7 | Med % Dev.: | 12.2 | 75th Percentile: | 89.1 |



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| | | | | | | | |
|----------------|-------------|---------------------|-----------|-------------------|------|-----------------|--------|
| Up Trim Point: | 123 | Mean Ratio: | 82.5 | Coef. Conc. 10%: | 63.3 | Broaden Median: | 81.9 |
| Min Ratio: | 43.9 | Mean Lo 90%CI: | 81.3 | Coef. Conc. 15%: | 89.3 | Geometric Mean: | 81.9 |
| Max Ratio: | 123 | Mean Up 90%CI: | 83.9 | Coef. Conc. 20%: | 94.4 | Harmonic Mean: | 81.2 |
| Min Sale \$: | \$8,533 | Avg. Sale Price: | \$520,793 | Coef. Conc. 50%: | 100 | Std. Deviation: | 10.6 |
| Max Sale \$: | \$1,500,000 | Avg. Appraised Val: | \$426,031 | Coef. Conc. 100%: | 100 | Normality Test: | Accept |

The general descriptive and median ratio statistics are not trimmed of outliers and are based on all valid sales in the sample.

| Summary of Exclusion Codes Used | | | | |
|---------------------------------|---|-----------|--------------|-------------|
| Codes | Description | Count | %Excluded | %Strata |
| 15 | Improvements +/- Incomplete at Assmt date | 16 | 51.6 | 9.0 |
| 19 | Multi-Town Property | 1 | 3.2 | 0.6 |
| 21 | Multi-Parcel Conveyance (MPC) - Properties can be sold separately | 2 | 6.5 | 1.1 |
| 38 | Family/Relatives/Affil as Grantor/Grantee | 5 | 16.1 | 2.8 |
| 51 | Foreclosure | 1 | 3.2 | 0.6 |
| 81 | Estate Sale With Fiduciary Covenants | 1 | 3.2 | 0.6 |
| 89 | Resale in EQ Period | 3 | 9.7 | 1.7 |
| 90 | RSA 79-A Current Use | 2 | 6.5 | 1.1 |
| | | 31 | 100.0 | 17.5 |

| Included Sales | | | | | | | | | |
|----------------|-----------|------------|----------------|-------|----|----|----|------|--|
| Verno | Book Page | Sale Price | Assessed Value | Ratio | PC | MC | SC | Trim | Notes |
| 1 | 6172-1673 | \$529,000 | \$472,200 | 89.3 | 14 | | | | |
| 2 | 6172-1740 | \$637,933 | \$590,400 | 92.6 | 11 | | | | sketch correction, cathedral area previously listed as living space. |
| 4 | 6173-1194 | \$725,200 | \$730,200 | 100.7 | 11 | | | | House not finished 4/1/2020. Changed to 100% complete 4/1/2021 |
| 5 | 6173-1352 | \$166,800 | \$184,600 | 110.7 | 14 | | | | |
| 13 | 6176-2314 | \$300,000 | \$233,600 | 77.9 | 14 | | | | |
| 16 | 6178-2599 | \$624,933 | \$530,200 | 84.8 | 11 | | | | Assessment change = changed condition from good to very good. |



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Included Sales

| Verno | Book Page | Sale Price | Assessed Value | Ratio | PC | MC | SC | Trim | Notes |
|-------|-----------|-------------|----------------|-------|----|----|----|------|---|
| 17 | 6179-2093 | \$719,933 | \$666,200 | 92.5 | 11 | | | | BRESLIN FARMS TO BRAD & CATHERINE SCHWATZ 10/16/20 FOR \$719,900. SCHWATZ TO KELLOWAY 9/10/21 FOR \$830,000. ASMT CHG=HOUSE UNDER CONST 4/1/20, HOUSE 100% COMP 4/1/21. Resold V396 [Ex 89] |
| 18 | 6179-2284 | \$240,000 | \$196,000 | 81.7 | 14 | | | | ASSESSMENT CHANGE=CHANGED CONDITION FROM GOOD TO VERY GOOD BASED ON COMPLETE REMODEL |
| 28 | 6183-2722 | \$1,335,000 | \$917,700 | 68.7 | 11 | | | | ASSESSMENT CHANGED=CONDITION FROM GOOD TO EXCELLENT BASED ON COMPLETE REMODEL |
| 29 | 6184-0919 | \$350,000 | \$341,200 | 97.5 | 11 | | | | ASSESSMENT CHANGE=ONGOING RENOVATIONS |
| 30 | 6184-0960 | \$210,000 | \$185,000 | 88.1 | 14 | | | | |
| 33 | 6185-1105 | \$900,000 | \$706,200 | 78.5 | 11 | | | | ASSESSMENT CHANGE=ADDED GENERATOR IN 2021 |
| 36 | 6186-2472 | \$815,000 | \$729,400 | 89.5 | 11 | | | | ASSESSMENT CHANGE=LAND ONLY 4/1/2020. LAND & BUILDING 4/1/2021 |
| 37 | 6186-2826 | \$671,333 | \$642,300 | 95.7 | 11 | | | | ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021 |
| 38 | 6187-1907 | \$195,000 | \$167,000 | 85.6 | 14 | | | | ASSESSMENT CHANGE=CHANGED COND FROM GOOD TO VERY GOOD BASED ON INTERIOR RENOVATIONS |
| 39 | 6188-0246 | \$486,000 | \$419,700 | 86.4 | 11 | | | | |
| 41 | 6188-0709 | \$536,933 | \$467,200 | 87 | 14 | | | | |
| 44 | 6190-1416 | \$690,000 | \$617,300 | 89.5 | 11 | | | | ASSESSMENT CHANGE=CHANGED CONDITION FROM GOOD TO VERY GOOD BASED ON INTERIOR RENOVATION |
| 45 | 6192-0624 | \$525,000 | \$452,300 | 86.2 | 14 | | | | ASSESSMENT CHANGE=CHANGED CONDITION FROM VERY GOOD TO EXCELLENT BASED ON INTERIOR CONDITION |
| 46 | 6193-2014 | \$175,000 | \$175,500 | 100.3 | 44 | | | | |
| 48 | 6194-2607 | \$563,000 | \$562,900 | 100 | 11 | | | | |
| 51 | 6195-2291 | \$1,210,000 | \$785,300 | 64.9 | 11 | | | | |
| 56 | 6199-2005 | \$445,000 | \$428,800 | 96.4 | 11 | | | | ASSESSMENT CHANGE=ADDED FINISHED BASEMENT IN 2021 |
| 57 | 6200-1208 | \$649,933 | \$681,200 | 104.8 | 11 | | | | ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021 |
| 58 | 6201-0816 | \$516,000 | \$501,000 | 97.1 | 11 | | | | |
| 59 | 6201-0972 | \$250,000 | \$196,700 | 78.7 | 14 | | | | |



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Included Sales

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|-------|-----------|-------------|----------------|-------|----|----|----|------|--|
| 60 | 6201-2203 | \$750,000 | \$774,000 | 103.2 | 11 | | | | |
| 61 | 6202-2748 | \$569,933 | \$468,900 | 82.3 | 14 | | | | |
| 63 | 6203-0525 | \$120,000 | \$52,700 | 43.9 | 22 | | | | ASSESSMENT CHANGE=CORRECTED LAND CONDITION, PREVIOUSLY LISTED AS UNBUILDABLE |
| 64 | 6204-0432 | \$219,000 | \$192,100 | 87.7 | 14 | | | | |
| 68 | 6204-2283 | \$415,000 | \$437,800 | 105.5 | 11 | | | | |
| 72 | 6206-0742 | \$296,533 | \$278,400 | 93.9 | 11 | | | | |
| 74 | 6206-2335 | \$275,000 | \$229,000 | 83.3 | 14 | | | | |
| 76 | 6207-2304 | \$687,133 | \$658,000 | 95.8 | 11 | | | | ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021 |
| 78 | 6208-1329 | \$383,933 | \$362,400 | 94.4 | 11 | | | | ASSESSMENT CHANGE=ADDED DECK 4/1/2021 |
| 82 | 6210-2855 | \$456,000 | \$366,600 | 80.4 | 14 | | | | |
| 83 | 6211-0539 | \$250,000 | \$194,300 | 77.7 | 12 | | | | UPYA - ASSESSMENT CHANGE=OLD HOUSE TORN DOWN, NEW HOUSE STILL UNDER CONSTRUCTION 4/1/2021. SALE WAS FOR OLD HOUSE THAT WAS REMOVED |
| 85 | 6211-2529 | \$213,000 | \$179,800 | 84.4 | 14 | | | | |
| 91 | 6215-1844 | \$253,933 | \$199,500 | 78.6 | 14 | | | | |
| 92 | 6216-1032 | \$312,000 | \$278,000 | 89.1 | 14 | | | | |
| 93 | 6216-1040 | \$255,000 | \$186,400 | 73.1 | 14 | | | | |
| 94 | 6216-1182 | \$1,100,000 | \$906,300 | 82.4 | 35 | | | | |
| 96 | 6216-1622 | \$1,500,000 | \$1,158,400 | 77.2 | 11 | | | | |
| 100 | 6218-1104 | \$783,000 | \$664,300 | 84.8 | 11 | | | | ASSESSMENT CHANGE=SKETCH CORRECTION AND SHED REMOVAL |
| 102 | 6219-2700 | \$659,933 | \$672,900 | 102 | 11 | | | | ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021 |
| 105 | 6220-0702 | \$760,000 | \$683,200 | 89.9 | 11 | | | | ASSESSMENT CHANGE=ADDED GENERATOR 2021 |
| 107 | 6220-1180 | \$205,000 | \$156,800 | 76.5 | 14 | | | | |
| 108 | 6220-2910 | \$255,000 | \$220,400 | 86.4 | 14 | | | | |
| 110 | 6222-0480 | \$546,000 | \$454,600 | 83.3 | 14 | | | | |



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|-------|-----------|------------|----------------|-------|----|----|----|------|--|
| 111 | 6222-1458 | \$235,000 | \$186,100 | 79.2 | 14 | | | | ASSESSMENT CHANGE=CHANGED CONDITION FROM GOOD TO VERY GOOD BASED ON INTERIOR RENOVATIONS |
| 112 | 6222-2671 | \$540,000 | \$387,600 | 71.8 | 11 | | | | |
| 118 | 6226-0578 | \$430,000 | \$317,300 | 73.8 | 11 | | | | ASSESSMENT CHANGE=SKETCH CORRECTION, ADD BASEMENT GARAGE |
| 122 | 6226-2746 | \$469,000 | \$474,200 | 101.1 | 11 | | | | NEW HOUSE IN 2021 |
| 123 | 6227-0016 | \$690,000 | \$602,400 | 87.3 | 11 | | | | ASSESSMENT CHANGE=ADD A/C & FINISHED BASEMENT |
| 126 | 6230-0268 | \$867,533 | \$828,700 | 95.5 | 11 | 70 | | | ASSESSMENT CHANGE=ADDEDD 1/2 BATH |
| 130 | 6233-0564 | \$210,000 | \$176,200 | 83.9 | 14 | | | | |
| 131 | 6233-2611 | \$705,000 | \$673,400 | 95.5 | 11 | | | | ASSESSMENT CHANGE=LAND ONLY 4/1/2020. NEW HOUSE 4/1/2021 |
| 139 | 6236-0442 | \$376,000 | \$331,500 | 88.2 | 11 | | | | |
| 144 | 6237-1866 | \$280,000 | \$260,400 | 93 | 22 | | | | |
| 145 | 6237-2145 | \$800,333 | \$630,500 | 78.8 | 11 | | | | ASSESSMENT CHANGE=NEW HOUSE 4/1/2021 |
| 146 | 6238-0078 | \$250,000 | \$307,500 | 123 | 11 | | | | |
| 153 | 6240-2361 | \$499,933 | \$474,200 | 94.8 | 11 | | | | ASSESSMENT CHANGE=NEW HOUSE 2021 |
| 155 | 6241-0542 | \$273,000 | \$225,400 | 82.6 | 14 | | | | ASSESSMENT CHANGE=INTERIOR RENOVATIONS |
| 156 | 6243-2836 | \$775,000 | \$703,400 | 90.8 | 11 | | | | ASSESSMENT CHANGE=NEW HOUSE 4/1/2021 |
| 157 | 6244-0895 | \$369,933 | \$330,000 | 89.2 | 11 | | | | |
| 158 | 6244-1720 | \$412,000 | \$341,300 | 82.8 | 11 | | | | ASSESSMENT CHANGE=CONVERTED ENCLOSED PORCH TO FINISHED FIRST FLOOR |
| 163 | 6244-2917 | \$431,000 | \$300,500 | 69.7 | 14 | | | | |
| 166 | 6246-2194 | \$293,000 | \$247,600 | 84.5 | 11 | | | | |
| 167 | 6247-0120 | \$758,733 | \$661,000 | 87.1 | 11 | | | | ASSESSMENT CHANGE=NEW HOUSE 4/1/2021 |
| 168 | 6247-1623 | \$415,000 | \$348,100 | 83.9 | 11 | | | | |
| 172 | 6248-2249 | \$965,000 | \$788,800 | 81.7 | 11 | | | | |
| 177 | 6249-0956 | \$649,933 | \$662,600 | 102 | 11 | | | | ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021 |
| 178 | 6249-2216 | \$190,133 | \$157,600 | 82.9 | 14 | | | | |



2021 Final Ratio Study Report

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|-------|-----------|-------------|----------------|-------|----|----|----|------|--|
| 179 | 6250-0017 | \$765,000 | \$664,500 | 86.9 | 11 | | | | ASSESSMENT CHANGE=4/1/2020 LAND ONLY. 4/1/2021 NEW HOUSE. |
| 180 | 6250-1027 | \$375,000 | \$316,700 | 84.4 | 14 | | | | |
| 185 | 6253-0626 | \$625,000 | \$496,800 | 79.5 | 11 | | | | |
| 189 | 6254-2094 | \$215,000 | \$173,700 | 80.8 | 14 | | | | |
| 190 | 6254-2769 | \$322,000 | \$263,800 | 81.9 | 22 | | | | |
| 192 | 6256-1429 | \$339,000 | \$273,000 | 80.5 | 11 | | | | |
| 197 | 6258-1003 | \$551,000 | \$403,200 | 73.2 | 14 | | | | |
| 199 | 6260-2227 | \$630,000 | \$593,600 | 94.2 | 11 | | | | ASSESSMENT CHANGE=INTERIOR RENOVATION AND INCREASED BATH COUNT |
| 200 | 6260-2543 | \$578,000 | \$404,300 | 70 | 11 | | | | |
| 210 | 6266-0673 | \$220,000 | \$169,500 | 77 | 14 | | | | |
| 211 | 6267-2557 | \$247,000 | \$222,300 | 90 | 22 | | | | |
| 213 | 6268-2482 | \$1,025,000 | \$824,700 | 80.5 | 11 | | | | ASSESSMENT CHANGE=INTERIOR RENOVATION, CHANGED CONDITION FROM GOOD TO VERY GOOD. |
| 214 | 6269-1491 | \$815,400 | \$683,200 | 83.8 | 11 | | | | ASSESSMENT CHANGE=VACANT LOT IN 2020. NEW HOUSE 4/1/2021 |
| 215 | 6270-1725 | \$490,000 | \$383,700 | 78.3 | 11 | | | | |
| 221 | 6271-2515 | \$660,000 | \$543,100 | 82.3 | 11 | | | | ASSESSMENT CHANGE=CHANGED FROM 3 BEDROOMS TO 4 |
| 224 | 6272-1907 | \$966,600 | \$806,500 | 83.4 | 11 | | | | |
| 225 | 6272-2318 | \$445,000 | \$345,100 | 77.6 | 11 | | | | |
| 226 | 6272-2934 | \$565,000 | \$431,800 | 76.4 | 11 | | | | ASSESSMENT CHANGE=ADDED FINISHED BASEMENT AND 1/2 BATH. |
| 227 | 6273-1693 | \$200,000 | \$160,100 | 80 | 14 | | | | |
| 228 | 6274-0204 | \$550,000 | \$439,100 | 79.8 | 11 | | | | |
| 231 | 6275-1326 | \$505,000 | \$407,900 | 80.8 | 11 | | | | |
| 233 | 6278-0595 | \$451,000 | \$389,000 | 86.2 | 11 | | | | |
| 235 | 6279-0365 | \$515,000 | \$351,300 | 68.2 | 11 | | | | |
| 236 | 6279-1319 | \$700,000 | \$559,900 | 80 | 11 | | | | |
| 239 | 6280-1890 | \$600,000 | \$434,500 | 72.4 | 11 | | | | |



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Included Sales

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|-------|-----------|-------------|----------------|-------|----|----|----|------|--|
| 243 | 6281-2442 | \$242,000 | \$199,000 | 82.2 | 14 | | | | ASSESSMENT CHANGE=FINISH BASEMENT |
| 244 | 6282-0222 | \$470,000 | \$328,900 | 70 | 11 | | | | |
| 249 | 6283-0971 | \$1,082,933 | \$760,700 | 70.2 | 11 | | | | ASSESSMENT CHANGE=NEW LOT IN 2021 |
| 255 | 6284-0584 | \$625,000 | \$441,600 | 70.7 | 14 | | | | |
| 258 | 6284-2184 | \$345,000 | \$319,000 | 92.5 | 11 | | | | |
| 259 | 6285-0259 | \$590,000 | \$543,900 | 92.2 | 11 | | | | ASSESSMENT CHANGE=CHANGED OPEN PORCH TO ENCLOSED PORCH |
| 260 | 6285-1136 | \$246,000 | \$183,100 | 74.4 | 14 | | | | ASSESSMENT CHANGE=ENLARGED FINISHED BASEMENT AREA |
| 266 | 6287-0198 | \$546,000 | \$459,200 | 84.1 | 14 | | | | |
| 268 | 6287-2126 | \$900,000 | \$646,000 | 71.8 | 11 | | | | |
| 269 | 6287-2236 | \$620,000 | \$441,600 | 71.2 | 11 | | | | |
| 270 | 6287-2751 | \$410,000 | \$359,000 | 87.6 | 11 | | | | |
| 276 | 6288-2973 | \$500,000 | \$435,400 | 87.1 | 11 | | | | |
| 277 | 6289-0817 | \$258,533 | \$197,900 | 76.6 | 14 | | | | |
| 279 | 6289-2642 | \$505,000 | \$344,400 | 68.2 | 11 | | | | ASSESSMENT CHANGE=CHANGED TO VINYL SIDING |
| 286 | 6290-2668 | \$900,000 | \$623,300 | 69.3 | 11 | | | | ASSESSMENT CHANGE=ADDED SWIM SPA 4/1/2021 |
| 288 | 6291-0107 | \$235,000 | \$223,200 | 95 | 14 | | | | |
| 290 | 6291-0752 | \$200,000 | \$156,100 | 78 | 14 | | | | Resold V413 [Ex 89] |
| 291 | 6291-1625 | \$330,000 | \$228,200 | 69.2 | 14 | | | | |
| 292 | 6291-1735 | \$330,000 | \$336,500 | 102 | 11 | | | | ASSESSMENT CHANGE=ADDED GENERATOR 2021. 6/15/21 SALE-BROWN TO BURKE FOR \$330K BOOK 6291 PAGE 1735. 8/23/21 SALE-BURKE TO OSHEA FOR \$430K BOOK 6319 PAGE 344. Resold V378 [Ex 89] |
| 293 | 6291-2484 | \$777,333 | \$630,700 | 81.1 | 11 | | | | ASSESSMENT CHANGE=CHANGED FROM 3 BEDROOMS TO 4 |
| 294 | 6291-2877 | \$645,000 | \$430,500 | 66.7 | 14 | | | | |
| 297 | 6292-2516 | \$575,000 | \$435,800 | 75.8 | 11 | | | | |
| 298 | 6292-2954 | \$655,000 | \$503,800 | 76.9 | 11 | | | | ASSESSMENT CHANGE=OPEN PORCH NOW LIVING SPACE, 3 BEDROOMS TO 4, 2.5 BATHS TO 3.5; |



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|-------|-----------|-------------|----------------|-------|----|----|----|------|---|
| 299 | 6293-0100 | \$210,000 | \$172,200 | 82 | 14 | | | | 6/18/21 SALE-GILBERT TO PALYS FOR \$210K BK 6293 PG 0100. 8/2/21 SALE-PALYS TO ABOOD FOR \$215K BK 6310 PG 2770 |
| 300 | 6293-0363 | \$1,275,000 | \$876,800 | 68.8 | 11 | | | | |
| 301 | 6293-2715 | \$282,000 | \$232,000 | 82.3 | 14 | | | | |
| 302 | 6294-1549 | \$576,533 | \$406,400 | 70.5 | 11 | | | | |
| 303 | 6295-0206 | \$700,000 | \$507,600 | 72.5 | 14 | | | | |
| 304 | 6295-1312 | \$299,933 | \$247,300 | 82.4 | 11 | | | | |
| 305 | 6295-1407 | \$273,000 | \$223,200 | 81.8 | 14 | | | | |
| 306 | 6296-0111 | \$640,000 | \$428,700 | 67 | 14 | | | | |
| 309 | 6297-1369 | \$495,000 | \$372,200 | 75.2 | 11 | | | | |
| 310 | 6298-2526 | \$550,000 | \$577,800 | 105 | 11 | | | | |
| 312 | 6299-0563 | \$505,000 | \$349,000 | 69.1 | 11 | | | | |
| 314 | 6299-1867 | \$828,000 | \$613,300 | 74.1 | 11 | | | | |
| 316 | 6301-0690 | \$680,000 | \$536,600 | 78.9 | 11 | | | | |
| 317 | 6301-1328 | \$660,000 | \$545,900 | 82.7 | 11 | | | | |
| 318 | 6301-1472 | \$290,000 | \$231,100 | 79.7 | 14 | | | | |
| 320 | 6302-0813 | \$286,000 | \$221,300 | 77.4 | 14 | | | | |
| 321 | 6303-1884 | \$959,000 | \$666,100 | 69.5 | 11 | | | | |
| 323 | 6304-0230 | \$550,000 | \$409,700 | 74.5 | 14 | | | | |
| 324 | 6304-0989 | \$355,000 | \$274,400 | 77.3 | 14 | | | | |
| 325 | 6304-1136 | \$899,933 | \$742,800 | 82.5 | 11 | | | | |
| 326 | 6305-0120 | \$399,933 | \$351,300 | 87.8 | 11 | | | | |
| 328 | 6305-0389 | \$250,000 | \$174,300 | 69.7 | 14 | | | | |
| 329 | 6305-0683 | \$555,000 | \$459,300 | 82.8 | 14 | | | | |
| 330 | 6305-0975 | \$612,000 | \$451,700 | 73.8 | 11 | | | | |
| 332 | 6306-1545 | \$750,000 | \$588,400 | 78.4 | 11 | | | | |



2021 Final Ratio Study Report

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Town Name: Stratham, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2020 through 09-30-2021

Ratios were created using stipulated year assessments.

Included Sales

| Verno | Book Page | Sale Price | Assessed Value | Ratio | PC | MC | SC | Trim | Notes |
|-------|-----------|------------|----------------|-------|----|----|----|------|-------------------------------------|
| 339 | 6307-0637 | \$289,933 | \$221,700 | 76.5 | 14 | | | | |
| 341 | 6308-0249 | \$450,000 | \$432,000 | 96 | 11 | | | | |
| 342 | 6308-0785 | \$455,000 | \$405,700 | 89.2 | 11 | | | | |
| 347 | 6310-1631 | \$575,000 | \$494,500 | 86 | 14 | | | | |
| 348 | 6310-1529 | \$675,000 | \$614,700 | 91.1 | 11 | | | | |
| 350 | 6311-0508 | \$159,933 | \$144,400 | 90.3 | 44 | | | | |
| 351 | 6310-2769 | \$215,000 | \$173,900 | 80.9 | 14 | | | | |
| 354 | 6312-2349 | \$345,000 | \$237,200 | 68.8 | 14 | | | | |
| 357 | 6313-1183 | \$715,000 | \$513,300 | 71.8 | 11 | | | | |
| 358 | 6314-0069 | \$550,000 | \$443,700 | 80.7 | 14 | | | | |
| 359 | 6313-2798 | \$535,000 | \$387,300 | 72.4 | 11 | | | | |
| 361 | 6313-1782 | \$589,933 | \$409,900 | 69.5 | 14 | | | | |
| 369 | 6317-1131 | \$8,533 | \$8,000 | 93.8 | 22 | | | | |
| 370 | 6317-1134 | \$605,000 | \$483,700 | 80 | 11 | | | | |
| 371 | 6318-1780 | \$550,000 | \$398,100 | 72.4 | 11 | | | | |
| 372 | 6318-0463 | \$805,000 | \$568,000 | 70.6 | 11 | | | | |
| 377 | 6318-2150 | \$825,000 | \$774,200 | 93.8 | 11 | | | | |
| 379 | 6319-1053 | \$771,000 | \$614,600 | 79.7 | 11 | | | | |
| 380 | 6321-1653 | \$999,000 | \$675,400 | 67.6 | 11 | | | | |
| 381 | 6322-1056 | \$470,000 | \$391,800 | 83.4 | 11 | | | | |
| 382 | 6322-1616 | \$350,000 | \$350,200 | 100.1 | 11 | | | | |
| 383 | 6322-2561 | \$459,000 | \$359,500 | 78.3 | 11 | | | | |
| 386 | 6323-1546 | \$605,000 | \$429,300 | 71 | 14 | | | | ASSESSMENT CHANGE=FINISHED BASEMENT |
| 388 | 6324-0526 | \$500,000 | \$343,500 | 68.7 | 11 | | | | |
| 395 | 6325-1859 | \$580,000 | \$407,500 | 70.3 | 11 | | | | |
| 398 | 6326-2943 | \$245,000 | \$173,900 | 71 | 14 | | | | |



2021 Final Ratio Study Report

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Town Name: Stratham, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2020 through 09-30-2021

Ratios were created using stipulated year assessments.

Included Sales

| Verno | Book Page | Sale Price | Assessed Value | Ratio | PC | MC | SC | Trim | Notes |
|-------|-----------|------------|----------------|-------|----|----|----|------|-------|
| 400 | 6327-2389 | \$229,000 | \$173,500 | 75.8 | 14 | | | | |
| 401 | 6329-0524 | \$815,000 | \$627,700 | 77 | 11 | | | | |
| 403 | 6330-0229 | \$272,000 | \$229,300 | 84.3 | 14 | | | | |
| 405 | 6331-0268 | \$220,000 | \$158,400 | 72 | 14 | | | | |
| 415 | 6335-1013 | \$475,000 | \$362,900 | 76.4 | 14 | | | | |

Excluded Sales

| Verno | Book Page | Sale Price | Assessed Value | Ratio | PC | MC | SC | EX | Notes |
|-------|-----------|-------------|----------------|-------|----|----|----|----|--|
| 43 | 6190-0910 | \$275,000 | \$338,900 | 123.2 | 11 | | | 38 | Family/Relatives/Affil as Grantor/Grantee |
| 106 | 6220-0937 | \$2,950,000 | \$1,427,600 | 48.4 | 20 | | | 21 | Multi-Parcel Conveyance (MPC) - Properties can be sold separately SALE INCLUDED 17-41-1, 17-41-2, 17-41-3 17-41-4 |
| 121 | 6226-1498 | \$150,000 | \$196,900 | 131.3 | 12 | | | 15 | Improvements +/- Incomplete at Assmt date ASSESSMENT CHANGE=OLD HOUSE ON LOT REMOVED. FOUNDATION ONLY 4/1/2021 |
| 128 | 6232-0963 | \$800,000 | \$772,100 | 96.5 | 33 | | | 51 | Foreclosure |
| 161 | 6244-2426 | \$255,000 | \$97,000 | 38 | 44 | | | 38 | Family/Relatives/Affil as Grantor/Grantee |
| 165 | 6246-0814 | \$1,249,933 | \$1,022,900 | 81.8 | 11 | | | 90 | RSA 79-A Current Use |
| 201 | 6261-2183 | \$1,221,533 | \$317,500 | 26 | 11 | | | 21 | Multi-Parcel Conveyance (MPC) - Properties can be sold separately mpc |
| 203 | 6262-2308 | \$230,000 | \$186,300 | 81 | 14 | | | 81 | Estate Sale With Fiduciary Covenants |
| 229 | 6274-1297 | \$310,000 | \$236,200 | 76.2 | 14 | | | 38 | Family/Relatives/Affil as Grantor/Grantee |
| 234 | 6278-1182 | \$35,000 | \$289,400 | 826.9 | 11 | | | 38 | Family/Relatives/Affil as Grantor/Grantee |
| 240 | 6280-2714 | \$81,800 | \$489,000 | 597.8 | 11 | | | 38 | Family/Relatives/Affil as Grantor/Grantee |
| 261 | 6285-2121 | \$806,400 | \$630,200 | 78.2 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date 4/1/2021 HOUSE STILL UNDER CONSTRUCTION |
| 280 | 6289-2975 | \$1,078,933 | \$694,300 | 64.4 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date 4/1/2021 HOUSE STILL UNDER CONSTRUCTION |



2021 Final Ratio Study Report

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Town Name: Stratham, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2020 through 09-30-2021

Ratios were created using stipulated year assessments.

Excluded Sales

| Verno | Book Page | Sale Price | Assessed Value | Ratio | PC | MC | SC | EX | Notes |
|-------|-----------|-------------|----------------|-------|----|----|----|----|--|
| 285 | 6290-2166 | \$742,333 | \$508,600 | 68.5 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 296 | 6292-2092 | \$743,600 | \$635,900 | 85.5 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date NEW HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 307 | 6296-1560 | \$869,933 | \$659,600 | 75.8 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 308 | 6297-0966 | \$766,000 | \$535,000 | 69.8 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 327 | 6305-0345 | \$809,000 | \$656,700 | 81.2 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 343 | 6309-0169 | \$600,000 | \$710,500 | 118.4 | 12 | | | 15 | Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 346 | 6309-1339 | \$934,933 | \$714,300 | 76.4 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 355 | 6312-1848 | \$998,000 | \$912,500 | 91.4 | 11 | | | 90 | RSA 79-A Current Use |
| 375 | 6318-2331 | \$1,196,200 | \$512,900 | 42.9 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date 4/1/2021 HOUSE STILL UNDER CONSTRUCTION |
| 376 | 6318-2339 | \$844,133 | \$467,900 | 55.4 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 378 | 6319-0344 | \$430,000 | \$336,500 | 78.3 | 11 | | | 89 | Resale in EQ Period Resale V292 |
| 392 | 6324-2853 | \$599,000 | \$1 | 0 | 19 | | | 15 | Improvements +/- Incomplete at Assmt date |
| 393 | 6325-0024 | \$991,600 | \$630,900 | 63.6 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION ON 4/1/2021 |
| 396 | 6326-2161 | \$830,000 | \$666,200 | 80.3 | 11 | | | 89 | Resale in EQ Period Resale V17 |
| 397 | 6326-2245 | \$502,000 | \$10,200 | 2 | 26 | | | 19 | Multi-Town Property .15 ACRES OF VACANT LAND IN STRATHAM. REMAINING PROPERTY IN NORTH HAMPTON |
| 406 | 6331-0317 | \$1,099,933 | \$590,300 | 53.7 | 11 | | | 15 | Improvements +/- Incomplete at Assmt date NEW LOT IN 2021. NEW HOUSE STILL UNDER CONSTRUCTION 4/1/2021 |
| 410 | 6332-2465 | \$649,933 | \$1 | 0 | 19 | | | 15 | Improvements +/- Incomplete at Assmt date NEW LOT FOR 2022. NEW HOUSE 4/1/22 |
| 413 | 6334-0608 | \$205,000 | \$156,100 | 76.2 | 14 | | | 89 | Resale in EQ Period Resale V290 |